

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Tuesday, January 6, 2009
Mansfield Downtown Partnership Office
1244 Storrs Road**

4:00 PM

Minutes

Present: Steve Bacon, Tom Callahan, Bruce Clouette, Matt Hart, Philip Lodewick, Frank McNabb, Betsy Paterson, Steve Rogers, Kristin Schwab, Betsy Treiber, Antoinette Webster

Staff: Cynthia van Zelm

1. Call to Order

Board President Philip Lodewick called the meeting to order at 4:00 pm.

2. Opportunity for Public to Comment

There was no public comment.

3. Approval of Minutes

Steve Bacon made a motion to approve the minutes. Betsy Paterson seconded the motion. The motion was approved unanimously.

4. Director's Report

Executive Director Cynthia van Zelm said that Winter Fun Day sponsored by the Partnership, the Town Manager's office and the Community Center will be Sunday, February 8 from 1 pm to 4 pm. There will be several singing groups from UConn, horse drawn carriage rides, ice skating, and the Wacky Hat contest among other activities. Ms. van Zelm said that volunteers were needed for serving hot chocolate and helping to get people on the horse drawn carriage rides.

Ms. van Zelm said the Partnership will apply for a CT Main Street program Preservation of Place grant for a further study of parking management of the surrounding lots to the Storrs Center project.

5. Update on Storrs Center and Next Steps

Ms. van Zelm asked Matt Hart to give an update on the Town's work on an agreement with master developer LeylandAlliance. Mr. Hart said the Town continues to negotiate an agreement with the developer with a focus on parking issues. In response to a question, Mr. Hart said Storrs Center is expected to bring in \$1 million in additional revenue after Phase 1.

Ms. van Zelm said that Town and UConn staff were reviewing the latest proposed changes on the Storrs Road improvements based on State Traffic Commission initial technical review and changes submitted by Leyland. Ms. van Zelm said that 13 responses for qualifications to do Storrs Road engineering had been received. The review team will be reviewing the responses next week.

6. Update on Four Corners Sewer Advisory Committee

Mr. Hart provided a brief outline of the work of the Four Corners Sewer Advisory Committee. He said the Town was reviewing the possibility of tying into the University sewer system. He said the Committee expects to hold a public information meeting late in January where adjacent property owners would be invited to attend. Mr. Hart suggested that Town Public Works Director Lon Hultgren be invited to the next Board meeting to address more specific questions.

7. Report from Committees

Festival on the Green

Ms. Paterson said the Festival on the Green Committee was getting ready to start meeting again soon.

Finance and Administration

Ms. van Zelm gave an update on the Finance and Administration Committee meeting as Mr. Callahan had been absent. She said the Committee began discussion of the upcoming budget and expected to bring a recommendation to the Board soon.

She said the Committee also discussed the idea of having a Board member or Committee member attend the monthly open houses with her. The Board agreed and Mr. Callahan volunteered for this month. Ms. van Zelm will send out a schedule for Board and Finance Committee members to review.

Membership Development

Betsy Treiber said that 320 renewal letters had been sent out and \$9,735 had been received in anticipation of an \$18,000 budget.

She said the Committee would be meeting next week.

Ms. Paterson commended Ms. Treiber and the Committee on the new membership brochure.

Nominating

Mr. Lodewick said the Nominating Committee had just met before this meeting. He said the Committee had one more Board position to fill before recommending a slate to present to the Board.

He said the Committee discussed a student representative to serve on the Board. This would dictate a Bylaws change.

Mr. Lodewick said a student representative could affect the Storrs Center project in a significant way. The student would be able to communicate about the project to the students.

Ms. Paterson said students do have disposal income so will be an important part of the market. She said it is important for the students' view to be heard.

Kristin Schwab asked about the term for a student. Steve Bacon said he thought if a student graduated before his or her term was up, someone else could be appointed. Mr. Lodewick said the process still needs to be fleshed out and Mr. Callahan indicated that Ms. van Zelm and Ms. Treiber would have an initial discussion with John Saddlemire, VP of Student Affairs, at UConn.

Mr. Lodewick said the idea would be that the position would be in addition to the current 18 members. Mr. Hart said he was supportive of the idea of a student representative.

Mr. Lodewick said with Ms. Treiber's term ending, the Board will need a new Membership Committee Chair. He asked for a Board volunteer.

8. Adjourn

Ms. Treiber made a motion to adjourn the meeting. Bruce Clouette seconded the motion. The motion was approved unanimously and the meeting adjourned at 4:55 pm.

Minutes taken by Cynthia van Zelm.